

I. Call to Order

At 9:02 am, President Mark Woltkamp called to order the regular monthly meeting of the Columbine Lake Country Club Board of Directors. Given the restrictions due to the COVID-19 pandemic, the meeting was conducted as a virtual meeting using Uber Conference. Board members virtually attending were Directors Scott Wilson, Geoff Schaney, Rebecca Fine, Liza Eilers, John Joyce, Becky Brentlinger, Mark Woltkamp, Sharon Illsley, and staff members Dave Kaeding and Heike Wilson. Director Julie McCarty was absent from the meeting. A quorum was declared for the meeting to proceed. Administrator Wilson reported 22 homeowners were in attendance by the teleconference platform at the start of the meeting more joined later.

President Woltkamp let everyone know he wanted to make a couple of changes to the agenda and added the Clubhouse/Pool to unfinished business and added a request to allow LTR to use facilities from a homeowner under new business.

President Woltkamp asked the board members if anyone had any potential conflicts of interest regarding any of the discussion topics on the Agenda. There were no conflicts of interest reported.

II. Meeting Protocols

President Woltkamp explained the protocols for the virtual meeting to ensure the meeting would be efficient and effective for the board members and all homeowners in attendance. The stated objective was to make the virtual meeting follow the format and flow of a regular board meeting as much as possible.

III. Approval of Minutes

The minutes of the December 12, 2020 Board of Directors meeting were reviewed. A motion was made to approve the December minutes by Director Fine and seconded by Director Illsley, approved unanimously.

IV. Members Forum

Of the 42 owners who registered for the meeting, 22 joined the call in the beginning. 10 homeowners signed up to speak during the member forum and 1 submitted a letter to be read. Below are the homeowners that were on the call and wanted to speak with a brief synopsis of the topic they spoke about.

Tom Hubbard Block 12 Lot 3: stated that 2 minutes is not enough time to speak at the Members Forum and provided his thoughts about several issues related to Article VI STR regulations. Given the complexity of his issues, President Woltkamp asked Tom to send his issues in an email for addressing them offline.

Katie Ellis Block 6 Lot 70: Stated that she is in favor of reopening the Clubhouse and Pool and expressed her concern about communications between a CLCC staff member and some young people on snowmobiles regarding the OHV regulations. She will also be submitting an article for the regreening of the community to go in the next newsletter. President Woltkamp thanked Katie for her comments and looks forward to the article she is writing for the newsletter.

Jennifer Davis Block 10, Lot 40: Thanked the board for having monthly board meetings. Stated her concerns about confronting individuals within the community regarding behavior or questionable violations. She also urged the board to have limited construction hours. President Woltkamp let Jennifer know that CLCC does have regulations for construction hours in the governing documents. He also shared that CLCC is a private community and we have the responsibility to request homeowner badges when they are using the amenities which includes the lake and the expectation is always that the staff and volunteers are professional when addressing homeowners/guests.

Christine Bonnett Block 6 Lot 85: She stated her concern with her children getting stopped while riding their snowmobile in the community. Christine is also in favor of the pool being open and offered to volunteer her time to get this done. GM Kaeding shared that his door is always open and he welcomes homeowners to come to talk to him and he would be more than happy to go through issues on an individual basis. He also shared that it's a very tough balancing act between the homeowners who complain about snowmobiles and report violations and those homeowners who say they obey the rules of CLCC. President Woltkamp understands that some may view it as an inconvenience to be asked for your ID or to be stopped and to be asked questions by the Staff and Volunteers but there is a responsibility that we have from a safety and security perspective and asked for everyone's understanding and cooperation.

Betty Bush Block 12 Lot 3: Betty read an email she sent to the board on her perspective about the recent regulation change requiring STR owners required to pay a \$100 annual registration fee. President Woltkamp thanked Betty for her comments and reiterated that we discussed this last month and it was also outlined in an email blast recently. The \$100 registration fee is not to just cover only the registration process which is just a small portion of the job. There are compliance issues, violations, investigation, and the identification of unregistered properties. GM Kaeding also shared the amount of time he has spent over the week dealing with STR complaints, questions, education of the rules, and such.

Gary Hanson Block 8 Lot 67 & 68: Gary thanked the board for all their continued efforts and had some questions concerning the petition that was sent out recently with the sale of the Stanley purchase. Director Becky Brentlinger, who is also the chair of the GL-21 Committee, commented that the petition was started by someone in Grand Lake and that we forwarded it to the homeowners for their review and homeowners can decide their own course of action relative to signing the petition.

Susan Adams Block Lot Block 3 Lot 49 & 50: Asked what the plans were for cleaning up the burned areas whether it was for private properties or common areas. President Woltkamp thanked Susan for her comments and let her know that the clean-up of individual properties is the property owner's responsibility, and the common areas are the responsibility of the HOA. GM Kaeding shared he is concerned with some of the common areas and the trees that were lost and the effect this will have on the lake. He has been in contact with CSU to get help from experts. The HOA has removed several burned or downed trees already and more will come after the snow is gone and tree damage is evaluated. President Woltkamp also mentioned that Jana Miller and a few other homeowners have volunteered and are helping with the regreening efforts and have already been spreading seed.

Lynnda Gies Block 6 Lot 15: Shared that speeding of snowmobiles are not always STRs and that she stopped one of her neighbors from speeding who had guests that were not aware of the rules. She also wanted everyone to know that out of state license plates are not a way to profile that individual as an STR renter. Lynnda wanted to know what is happening with the Stanley property purchase. President Woltkamp thanked Lynnda for her comments and will let Director Brentlinger address the Stanley property question later on in the meeting. President Woltkamp agreed that we should not make assumptions when it comes to knowing if folks are homeowners, guests, or renters and that is why we end up stopping folks to get more information and why we ask that the homeowner's badges are worn.

Linda Willing Block 8 Lot 65: Admin Wilson read Linda's letter to the board regarding the recent comments made on Facebook about the use of snowmobiles. Linda is in support of prohibiting them from the lake and is concerned with kids drag racing and circling on snowmobiles. President Woltkamp commented that the speed limit snowmobiles on the lake and the community roads is 15MPH and the issues of snowmobiles have been here for the 20+ years he has lived in CLCC. Some homeowners want them to be eliminated and others want no restrictions. The 15MPH speed limit imposed on snowmobiles on the lake was an acceptable compromise.

Bernie Guth Block 5 Lot 1: Gave his opinion about the comments being made on the Unofficial CLCC Facebook page and urged homeowners to be more constructive in a positive way and use the site to facilitate quality communication participation rather than the negative rampage and unnecessary name-calling and to be more mature when posting. President Woltkamp thanked Bernie for his comments and shared that he has also heard from homeowners complaining about the language and the negative nature of the comments. He wanted it understood by everyone that the Unofficial CLCC Facebook page is not the HOA's Facebook page even though

it's called CLCC. He explained that it was started and is administered by homeowners and the HOA will not get in the middle of the homeowner's right to post their opinions on the Facebook page. He appreciates Bernie's comments and hopes homeowners will take those to heart.

Janna Sampson Block 10 Lots 60 & 61: Thanked everyone for all they do. She shared that in the '70s CLCC did not have any rules to snowmobiles on the lake and that it was a wonderful place to teach kids to snowmobile safely and has fond memories of snowmobiling as a teenager on the lake and supports the use of the lake for appropriate snowmobiling with appropriate safeguards. Janna also likes the Unofficial Facebook page so others can see what other homeowners are talking about. President Woltkamp thanked her for her comments and said he agrees that the keyword was "appropriate" usage of snowmobiles on the lake and we do not want to ban snowmobiles and the 15MPH speed limit is appropriate for all to be on the lake in a safe manner.

At the end of the Members Forum, President Woltkamp shared that between the last board meeting and this board meeting, the board and the staff received over 200 individual messages from owners that thanked the staff and the board for all the work that we have done in 2020 with the challenges of the Pandemic and East Troublesome Fires. He wanted to thank all the homeowners who took the time to express their appreciation and let them know it means a lot to us because we often tend to hear more criticism from homeowners and it's great to see the positive sentiments expressed by over 200 of our owners.

V. Financial Report

Treasurer Wilson presented the financial packet for December 2020. A motion was made to approve the December financial by Director Illsley, seconded by Director Eilers, and was passed unanimously.

VI. Manager and Admin Reports

See attachment A

VII. New Business

a. Article IX revision – regarding contractor signs

Director Fine presented revisions to Article IX Signs to allow contractor signs during the construction phase. Discussions were had and modifications were made to the proposed language. A motion was made to approve the revisions to Article IX Signs with the modification by Director Joyce and seconded by Director Illsley and approved by the majority.

b. Request to allow LTR to use facilities

A homeowner who is renting their home to someone who has lost their home in the East Troublesome Fires has requested an exception so their renters can use the facilities. A board discussion was held about the possibility of an exception but no motion was put forward for voting so no exception will be allowed under the current regulations.

VIII. Unfinished Business

a. Insurance Claim status

Director Wilson gave an update on the insurance status. We have received one bid for the shop rebuild and waiting for a couple more. The first bid was a bit of a sticker shock as the cap the insurance will pay is \$91,600. Insurance said the most we could get for the bobcat that was lost is \$39K. We are still working with the insurance company on the contents of the shop and have submitted a 5-page inventory sheet.

b. Maintenance Shop status

General Manager Kaeding shared that many phone calls and conversations have been had with gathering the necessary information on what we need to do for the re-build.

c. Columbine Lake Fire Fund

Director Eilers shared that the GoFundMe goal was set at \$50K and we're \$500 shy of that with a possibility of late adds. She had hoped that we would raise \$100K to be able to help the homeowners who lost everything, offset the extra cost with rebuilding, and greening our community after the burn. We currently have raised approx. \$63K between the GoFundMe page and donations made by check by approx.. 150 homeowners and additional friends/family.

d. GL21 update

Director Brentlinger shared that we sent out a letter to all members advising them of the situation with the pending purchase of the Stanley property. A group called the Greater Grand Lake Neighborhood Alliance was formed by residents of Grand Lake, and surrounding areas to get the closing postponed while they find out more facts. While Columbine Lake is not part of this alliance, we did want to share the information and the option of signing the petition to any member of CLCC. President Woltkamp and Director Brentlinger are meeting with leaders of the town of Grand Lake to obtain plans of future building on the parcel and ask to be part of future dialogue on planning. If any homeowner has a question on this topic please send an email to the office which will then be forwarded to the committee for a response.

e. Clubhouse/Pool Opening

Discussions were had on the possibility to open the pool/clubhouse. A motion to reopen the pool following the protocols set by the County was made by Director Fine and Seconded by Director Illsley. A roll call vote was done and the majority opposed and the motion was not approved. The Clubhouse/pool opening will be on the next month's agenda.

X. Board Headcount for February 13th Meeting

All Board members in attendance plan to be in attendance for the February 13th board meeting giving us a quorum.

XI. Adjournment

There being no further business to discuss, a motion was made by Director Joyce, seconded by Director Illsley, and passed unanimously to adjourn the meeting at 12:05 pm

Respectfully submitted,
Heike Wilson,

Attachment A

Columbine Lake Country Club, Inc. Board of Directors Manager's Report – January 9, 2020

Follow-up continues for the East Troublesome Creek Fire

Jerri Pillar-Rocky Mountain Nation Park/Harbison Ditch

Jon Ewert-Lake/Fish

Maintenance Garage Rebuild

Insurance, Electrical, Clean up, Sewer and other utilities

Slash Clean up (still waiting on bids)

River Run Equipment

Trash compactor usage up 10.4% as compared to December 2019. Over 1900 visitors. Over 150 tons for 2020 (compactor only). Over 26,600 visitations.

Building Permits still outstanding 193.

Violations/complaints= Parking (4), STR (5), Mountain Lion, Fishing without pass (7), Dog waste (2), Fire at the compactor (possibly 2), snowmobiles (5), dirty water, ATV, Illegal Flag, Cars in pullouts, Pulling kids on roads behind vehicles, Sledding on road to the office (3), sledding on the roads, frozen pipes, frozen sewer, speeding on Kinnikinick and running stop sign, Rec District ATV pulling kids on sleds on Rec grounds, contractor complaint of people throwing away trash in their roll off (2), leaving recycle when full, Plowing (have not done enough).

Administrator's Report – January 9, 2021

Home Transfers: We had 1 for December with a total of 23 since July

After several months of working with United Business Bank we finally got approved to have direct deposit for payroll

Assessment late charges were assessed on Dec. 19th. Currently we have 8 outstanding and 3 who have paid the assessment part but not the late charges.

Janis is helping with comparing our records to the assessor's and making notes with discrepancies.

Working on finalizing streamlining the building permit, boat lottery, complaint process so homeowners can fill out the forms online.

Opened up safe deposit box at United Business Bank.

Newsletters topics have been plentiful and being sent out on the monthly basis.